

**Public Hearing:
Land Use Assumptions
and Infrastructure Improvements Plan
for Water and Wastewater Development Impact Fees**

Glendale, Arizona
September 12, 2023

Adoption Timeline

- **May 17, 2022:** Kick-Off Meeting
- **June 27, 2023:** City Council Work Session
- **July 5:** LUA & IIP - Advertise (60 days)
- **July 17:** Stakeholder Outreach
- **Sept 5:** Stakeholder Outreach
- **Sept 12:** LUA & IIP - Public Hearing (30 days)
- **Oct 24:** LUA & IIP - Adoption
- **Oct 25:** Development Fees - Advertise (30 days)
- **Nov 28:** Development Fees - Public Hearing (30 days)
- **Jan 9, 2024:** Development Fees - Adoption (75 days)
- **March 25:** Development Fees - Effective

Land Use Assumptions (East Glendale)

6/27/23 Council Work Session:
2,945 additional multi-family units based on MAG projections

East Glendale	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	10-Year Increase
	Base Year	1	2	3	4	5	6	7	8	9	10	
Total Population	268,984	270,270	271,556	272,607	273,657	274,708	275,759	276,809	277,587	278,364	279,141	10,158
Housing Units												
Single Family	57,051	57,306	57,561	57,686	57,812	57,937	58,063	58,189	58,242	58,296	58,349	1,299
Multi-Family	39,879	40,114	40,348	40,666	40,984	41,303	41,621	41,939	42,234	42,529	42,825	2,945
Total	96,930	97,420	97,909	98,353	98,796	99,240	99,684	100,127	100,476	100,825	101,174	4,244
Nonres. Floor Area (x1,000)												
Industrial	7,128	7,299	7,470	7,651	7,831	8,011	8,192	8,372	8,489	8,607	8,724	1,596
Commercial	12,477	12,604	12,731	12,842	12,953	13,064	13,175	13,286	13,363	13,439	13,515	1,038
Office & Other Services	10,149	10,416	10,682	10,983	11,283	11,584	11,884	12,185	12,507	12,829	13,151	3,003
Institutional	3,626	3,667	3,709	3,735	3,761	3,788	3,814	3,840	3,882	3,923	3,965	339
Total	33,379	33,986	34,592	35,210	35,829	36,447	37,065	37,684	38,241	38,798	39,355	5,976

9/12/23 Council Meeting:
5,004 additional multi-family units based on Development Services projections

East Glendale	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	10-Year Increase
	Base Year	1	2	3	4	5	6	7	8	9	10	
Total Population	268,984	271,365	274,561	275,771	276,955	278,140	279,324	280,509	281,466	282,424	283,382	14,399
Housing Units												
Single Family	57,051	57,306	57,561	57,686	57,812	57,937	58,063	58,189	58,242	58,296	58,349	1,299
Multi-Family	39,879	40,645	41,807	42,202	42,585	42,968	43,351	43,734	44,117	44,500	44,883	5,004
Total	96,930	97,951	99,368	99,889	100,397	100,906	101,414	101,923	102,360	102,796	103,233	6,303
Nonres. Floor Area (x1,000)												
Industrial	7,128	7,299	7,470	7,651	7,831	8,011	8,192	8,372	8,489	8,607	8,724	1,596
Commercial	12,477	12,604	12,731	12,842	12,953	13,064	13,175	13,286	13,363	13,439	13,515	1,038
Office & Other Services	10,149	10,416	10,682	10,983	11,283	11,584	11,884	12,185	12,507	12,829	13,151	3,003
Institutional	3,626	3,667	3,709	3,735	3,761	3,788	3,814	3,840	3,882	3,923	3,965	339
Total	33,379	33,986	34,592	35,210	35,829	36,447	37,065	37,684	38,241	38,798	39,355	5,976

Proposed Water and Wastewater Fees

6/27/23 Council Work Session

Fees per Meter					
Meter Size	Water	Wastewater	Proposed Fees	Current Fees	Increase / (Decrease)
0.75-inch	\$3,377	\$4,494	\$7,871	\$4,532	\$3,339
1.00-inch	\$5,639	\$7,505	\$13,144	\$7,562	\$5,582
1.50-inch	\$11,245	\$14,965	\$26,210	\$15,068	\$11,142
2.00-inch	\$17,998	\$23,953	\$41,951	\$24,111	\$17,840
3.00-inch	\$36,030	\$47,950	\$83,980	\$48,256	\$35,724
4.00-inch	\$56,291	\$74,914	\$131,205	\$75,386	\$55,819
6.00-inch	\$112,549	\$149,783	\$262,332	\$150,715	\$111,617
8.00-inch	\$180,085	\$239,662	\$419,747	\$241,147	\$178,600

9/12/23 Council Meeting:

Decrease due to additional gallons from increased multi-family development

Fees per Meter					
Meter Size	Water	Wastewater	Proposed Fees	Current Fees	Increase / (Decrease)
0.75-inch	\$3,330	\$3,795	\$7,125	\$4,532	\$2,593
1.00-inch	\$5,561	\$6,337	\$11,898	\$7,562	\$4,336
1.50-inch	\$11,089	\$12,636	\$23,725	\$15,068	\$8,657
2.00-inch	\$17,748	\$20,225	\$37,973	\$24,111	\$13,862
3.00-inch	\$35,530	\$40,488	\$76,018	\$48,256	\$27,762
4.00-inch	\$55,509	\$63,255	\$118,764	\$75,386	\$43,378
6.00-inch	\$110,986	\$126,473	\$237,459	\$150,715	\$86,744
8.00-inch	\$177,584	\$202,364	\$379,948	\$241,147	\$138,801

Single-Family (0.75" Meter) Fee Comparison

Single-Family (0.75" Meter) Water and Wastewater Development Fees

